



LIVE OAK ASSOCIATES, INC.

an Ecological Consulting Firm

May 16, 2016

Greg Pinn
Pinn Brothers Construction, Inc.
1475 Saratoga Avenue, Suite 250
San Jose, CA 95129

Subject: Tree Survey Report for the 1890 ECR Santa Clara project located at 1890 El Camino Real in the City of Santa Clara, Santa Clara County, California (PN 2037-01)

Dear Mr. Pinn,

Per your request, Live Oak Associates, Inc. (LOA) conducted a tree survey for the ECR Santa Clara project site located at 1890 El Camino Real, Santa Clara, Santa Clara County, California. This tree survey was carried out on May 12, 2016 by LOA Certified Arborist Neal Kramer (WE-7833A).

City of Santa Clara Definitions

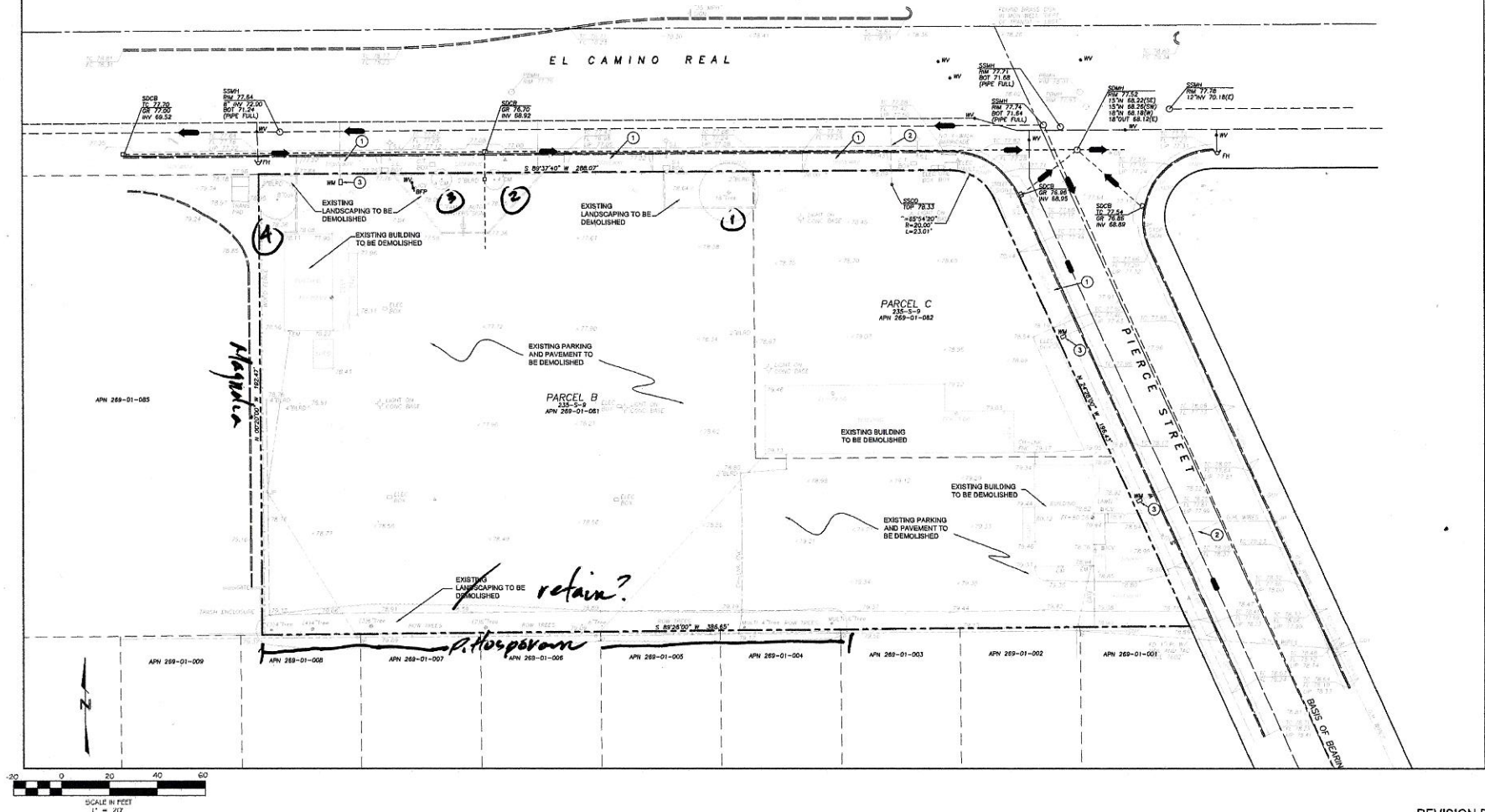
The City of Santa Clara's Conservation Policies require preservation of all City-designated Heritage Trees listed in the Heritage Tree Appendix 8.10 of the General Plan (General Plan 5.10.1-P3), require protection of all healthy cedars, redwoods, oaks, olives, bay laurel and pepper trees of any size, and all other trees over 36 inches in circumference measured from 48 inches above-grade on private and public property as well as in the public right-of-way (General Plan 5.10.1-P4), and require use of native plants and wildlife-compatible non-native plants, when feasible, for landscaping on City property (General Plan 5.10.1-P11).

Methods

All trees to be impacted by the project, were surveyed for this report. The survey included a record of the tree species, trunk diameter, approximate tree height and spread, and a general assessment of each tree's health and structure. Each tree surveyed was marked with a numbered aluminum tag, and its approximate location was noted on the engineer drawing provided (Figure 1).

NOTES:

- ① REMOVE EXISTING DRIVEWAY & CONSTRUCT STD CURB, GUTTER & 10' SIDEWALK
- ② REMOVE EXISTING SANITARY SEWER LATERAL
- ③ REMOVE EXISTING WATER SERVICE & METER



Pinn Bros. Fine Homes 1890 EL CAMINO REAL, SANTA CLARA

DEMOLITION PLAN

VER-Consultants
1154 Park Avenue, San Jose, CA 95126
www.ver-consultants.com
(408) 834-7889

DAHLLIN group

REVISION DATE: 12-03-15
JOB NO. 423.087
DATE 08-18-2015
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200
SHEET NO. C2.0

Table 1. Results of Tree Survey, ECR Santa Clara, Santa Clara, CA, May 12, 2016

Tree #	Common Name	Scientific Name	Trunk DBH (inches)	Trunk Circumference (inches)	Approx. Height (ft.)	Approx. Spread (ft.)	Protected status	To be removed	Condition*
1	Strawberry tree	<i>Abutilon unedo</i>	21	66	28	32	Yes	Yes	Good
2	Crape myrtle	<i>Lagerstroemia indica</i>	6	18	22	14	No	Yes	Good
3	Crape myrtle	<i>Lagerstroemia indica</i>	6	18	20	15	No	Yes	Good
4	Coast live oak	<i>Quercus agrifolia</i>	11	33	30	20	Yes	Yes	Good
Trees to be Retained									
5 trees	Southern magnolia	<i>Magnolia grandiflora</i>	These trees are along the west fence approximately 2 feet beyond the the western project boundary. Trunk diameters range from 11-16 inches, the trees are 20-25 feet tall and all are in good condition.						
Approx. 30 trees	Victorian box	<i>Pittosporum undulatum</i>	These trees are along the south fence approximately 2.5 feet inside the southern project boundary. Trunk diameters range from 4-12 inches in diameter and the trees are approximately 20-30 feet tall. The trees are crowded, most with multiple stems, and are in fair to poor condition.						

* Condition: Good = 80-100% healthy foliage and no significant defects; Fair = 50-79% healthy foliage and/or minor defects; Poor = 5-49% healthy foliage and/or other significant defects; Dead = less than 5% healthy foliage

SURVEY RESULTS AND DISCUSSION

A total of four trees representing three different species were documented for this survey. These include 1 strawberry tree (*Abutilon unedo*), 2 crape myrtle (*Lagerstroemia indica*), and 1 coast live oak (*Quercus agrifolia*). Of these species, only the coast live oak is native to this region.

Two areas of trees along the boundaries of the site which are to remain were assessed in general as well, including five southern magnolia trees (*Magnolia grandiflora*) just off-site to the west of the site and approximately 30 Victorian box trees (*Pittosporum undulatum*) along the southern fence.

A summary of information collected for each of the four trees surveyed is provided below in Table 1, and the approximate location for each tree is mapped on Figure 1.

Development Impacts and Mitigation Recommendations

Based on information provided to LOA, four trees within the project boundaries will be removed for project development with the remainder along the southern boundary being retained.

Tree replacement. LOA recommends that trees proposed for removal and found to be protected per General Plan, including all healthy cedars, redwoods, oaks, olives, bay laurel and pepper trees of any size and other trees more than 36 inches in circumference be replaced by a 2:1 ratio per the General Plan (5.10.1-P10).

The strawberry tree and coast live oak are the only two trees considered to be protected by the City of Santa Clara.

Unless expressed otherwise, this evaluation is limited to visual examination of accessible parts without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in question may not arise in the future.

If you have any questions regarding our findings, please contact Rick Hopkins at (408) 281-5885 or me at (408) 281-5889.

Sincerely,



Katrina Krakow, M.S.
Project Manager
Staff Ecologist